

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
72	-74	GRAFTON ST, ARLINGTON

## OWNERSHIP

Owner 1:	72-74 GRAFTON STREET LLC			
Owner 2:				
Owner 3:				
Street 1:	7 CUTTER ST			
Street 2:				
Twn/City:	SOMERVILLE			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02145		Type:	

## PREVIOUS OWNER

Owner 1:	HALL NANCY C -		
Owner 2:	-		
Street 1:	45 CROSS STREET		
Twn/City:	BEVERLY		
St/Prov:	MA	Cntry:	
Postal:	01915		

## NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2793 Square Feet, with 2 Units, 2 Baths, 3 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
104	Two Family		4950		Sq. Ft.	Site

Total AC/HA:	0.11364	Total SF/SM:	4950
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	728,500	4,600	454,800	1,187,900
Total Card	0.114	728,500	4,600	454,800	1,187,900
Total Parcel	0.114	728,500	4,600	454,800	1,187,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		425.31	/Parcel: 425.3

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	461,900	4600	4,950.	454,800	921,300	921,300	Year End Roll	12/18/2019
2019	104	FV	357,700	4600	4,950.	483,200	845,500	845,500	Year End Roll	1/3/2019
2018	104	FV	357,700	4600	4,950.	352,500	714,800	714,800	Year End Roll	12/20/2017
2017	104	FV	335,100	4600	4,950.	307,000	646,700	646,700	Year End Roll	1/3/2017
2016	104	FV	335,100	4600	4,950.	261,500	601,200	601,200	Year End	1/4/2016
2015	104	FV	297,900	4600	4,950.	255,800	558,300	558,300	Year End Roll	12/11/2014
2014	104	FV	297,900	4600	4,950.	210,300	512,800	512,800	Year End Roll	12/16/2013
2013	104	FV	310,200	4600	4,950.	200,100	514,900	514,900		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2020	Permit Visit	DGM	D Mann
7/29/2017	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	197	PATRIOT
12/2/1999	Inspected	264	PATRIOT
10/9/1999	Mailer Sent		
10/4/1999	Measured	267	PATRIOT
10/1/1981		KM	

Sign:

VERIFICATION OF VISIT NOT DATA

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[illegible]

Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON		Total:	454,802	Spl Credit		Total:	454,800	
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